093.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	633,600 / 633,600
					USE VALUE:	633,600 / 633,600
					ASSESSED:	633,600 / 633,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEYES LOWRY C &
Owner 2:	FEENEY-KEYES COLLEEN
Owner 3:	
Street 1:	35 RONALD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474 Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	MURPHY PAUL W JR -
Owner 2:	-
Street 1:	35 RONALD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5429.000	223,000	2,600	408,000	633,600
Total Card	0.125	223,000	2,600	408,000	633,600
Total Parcel	0.125	223,000	2,600	408,000	633,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 507.69 /Parcel: 507.69

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 60739

GIS Ref

GIS Ref

Insp Date 08/21/18

!7647!

PREVIOUS ASSESSMENT

Parcel ID 093.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	223,000	2600	5,429.	408,000	633,600		Year end	12/23/2021
2021	101	FV	216,400	2600	5,429.	408,000	627,000		Year End Roll	12/10/2020
2020	101	FV	216,500	2600	5,429.	408,000	627,100	627,100	Year End Roll	12/18/2019
2019	101	FV	189,200	2600	5,429.	413,800	605,600	605,600	Year End Roll	1/3/2019
2018	101	FV	189,200	2600	5,429.	308,900	500,700	500,700	Year End Roll	12/20/2017
2017	101	FV	189,200	2600	5,429.	279,800	471,600	471,600	Year End Roll	1/3/2017
2016	101	FV	189,200	2600	5,429.	268,100	459,900	459,900	Year End	1/4/2016
2015	101	FV	178,600	2600	5,429.	227,300	408,500	408,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:55:57

LAST REV

Date	Time
09/20/18	18:34:08

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7647

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY PAUL W J	59346-540		6/21/2012		430,000	No	No		
VOLK ANDREW E	29000-95		8/21/1998		235,500	No	No		Y

USER DEFINED

Prior Id # 1:	60739
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS&NOTICE	BS	Barbara S
9/21/2012	MLS	EMK	Ellen K
4/1/2009	Measured	197	PATRIOT
4/21/2000	Inspected	263	PATRIOT
4/10/2000	Missed Appt.	263	PATRIOT
2/1/2000	Measured	263	PATRIOT
8/6/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5429		Sq. Ft.	Site		0	70.	1.07	5									408,008						408,000	

Total AC/HA: 0.12463 | Total SF/SM: 5429 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 408,008 | Spl Credit | Total: 408,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	323131
Depreciation:	100171
Depreciated Total:	222960

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

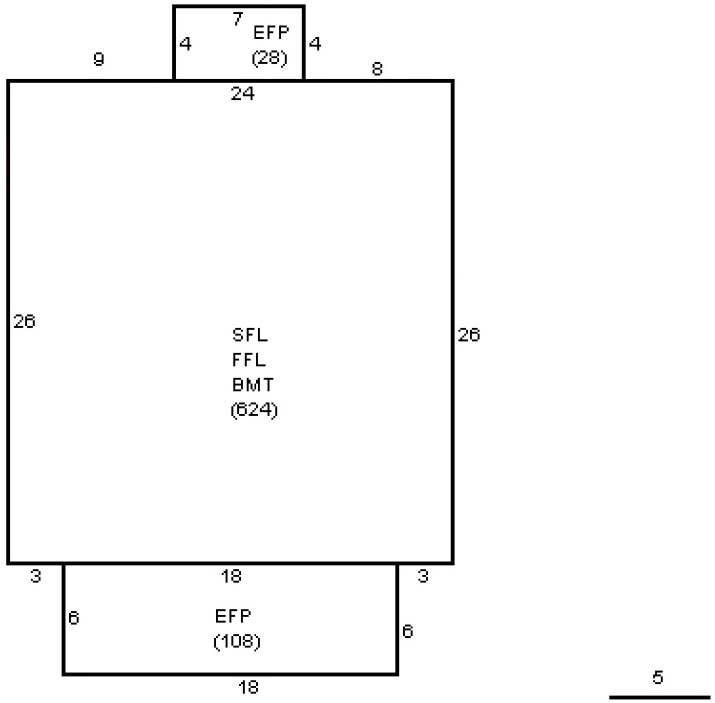
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	178.61
Special Features:	0	Val/Su Net:	111.06
Final Total:	223000	Val/Su SzAd	178.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	624	53.580	33,435
FFL	First Floor	624	178.610	111,450
SFL	Second Floor	624	178.610	111,450
EFP	Enclos Porch	136	46.300	6,297

Net Sketched Area:	2,008	Total:	262,632
Size Ad	1248	Gross Area	2008	FinArea	1248
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	F	FR	1925	23.92	T	50	101			2,600			2,600

More:	N	Total Yard Items:	2,600	Total Special Featues:		Total:	2,600

IMAGE

AssessPro Patriot Properties, Inc